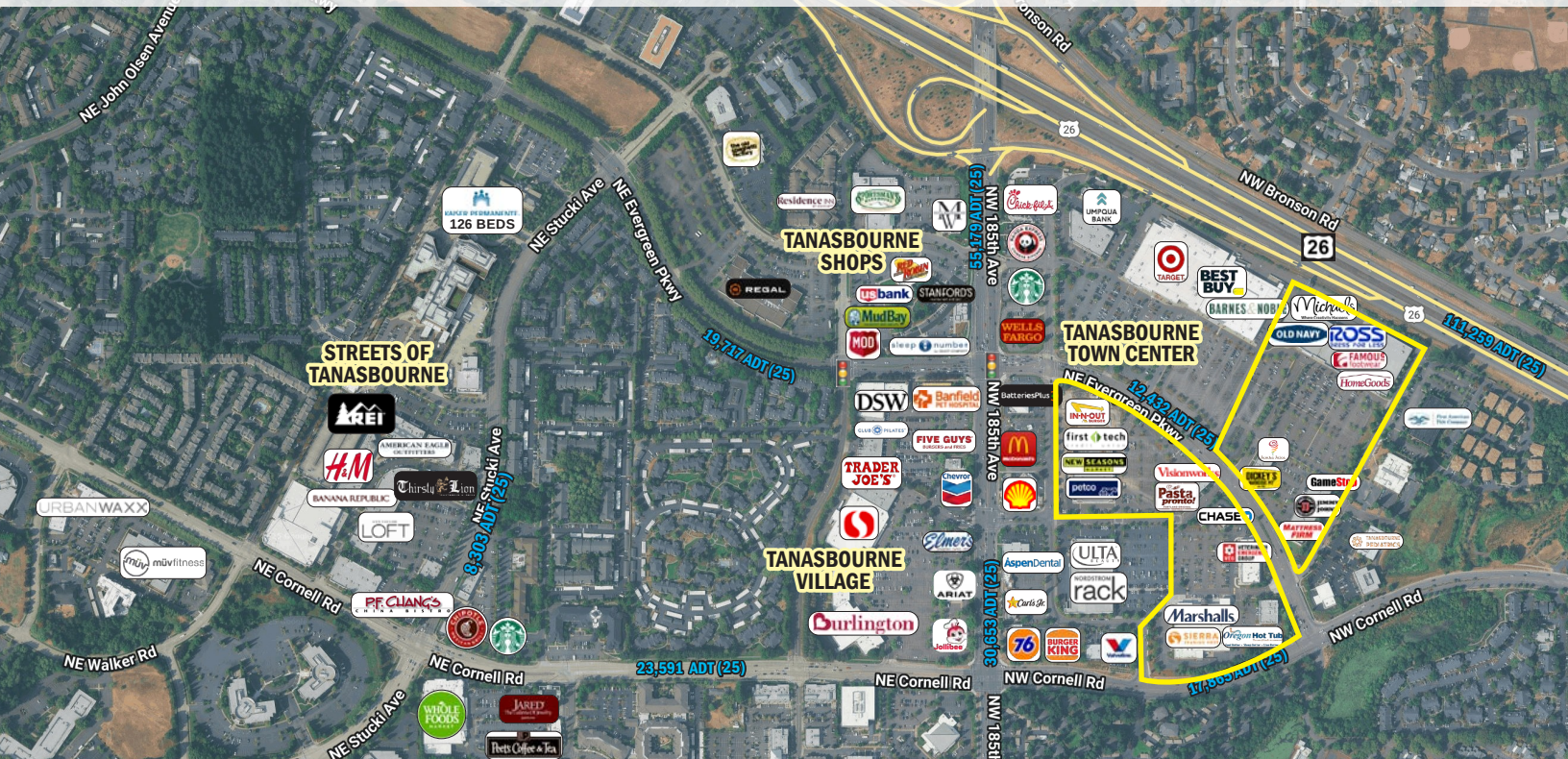


FOR LEASE TANASBOURNE TOWN CENTER



LOCATION

11000 NE Evergreen Pkwy, Hillsboro, OR

AVAILABLE SPACE

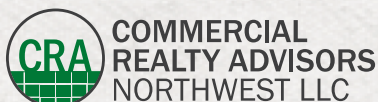
1,500 SF – 6,000 SF

HIGHLIGHTS

- Located in the heart of the Tanasbourne trade area off Highway 26 with high traffic volumes and great visibility to NW 185th Ave & NW Cornell Rd.
- Located in a vibrant and desirable economic corridor which is home to Intel, Genentech, Yahoo! and the nearby Nike World Headquarters in Beaverton.
- Nearby Tanasbourne Village co-tenants include: Trader Joe's, Safeway, DSW, Jollibee, and more!
- The center is in close proximity to Kaiser Permanente's Westside Medical Center which has over 1,100 employees.

TRAFFIC COUNTS

Highway 26 – 111,259 ADT ('25)
NW 185th Ave – 55,179 ADT ('25)
NW Cornell Rd – 17,865 ADT ('25)



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TANASBOURNE TOWN CENTER
11000 NE EVERGREEN PKWY
HILLSBORO, OR



SITE PLAN

TANASBOURNE TOWN CENTER
11000 NE EVERGREEN PKWY
HILLSBORO, OR



Unit	Tenant	SF
PHASE 1		
4A	First Tech Credit Union	2,266
4B	AVAILABLE	2,075
4C	Carter's	2,266
4D	Carter's	2,266
6	New Seasons Market	27,271
8	Petco	12,600
14	AVAILABLE	6,000
40	Marshalls	21,762
50	Sierra	21,452
60	My Salon Suites	5,865
60A	Oregon Hot Tubs	6,261
101	Hops N Drops	4,500
102	Ventura Nails & Spa	2,200
105	AVAILABLE	1,667
106	AVAILABLE	1,975
107	Veterinary Emergency Group	4,986
9010	Visionworks	4,000
9011	Pasta Pronto!	1,344
9012	Tang Dynasty Restaurant	3,430
9014	AVAILABLE	1,500

PHASE 2		
1	HomeGoods	37,333
1A	Famous Footwear	16,000
2	Ross Dress for Less	28,481
3	Old Navy	15,000
4	Michaels	20,454
6	Play Street Museum	2,553
8	Sports Clips	1,150
10	Jamba Juice	1,500
14	Pizza Schmizza	3,000
16	Dickey's Barbeque Pit	2,079
18	Mattress Firm	4,500
19	America's Best	3,000
20	Hyderabad House	2,000
21	Jimmy John's	2,353
22	AVAILABLE	1,800
22B	Paik's Noodle	1,800
22C	Paradise Nails & Spa	3,150
28	AVAILABLE	3,000
30	Gamestop	2,684
32	Sushi Town	2,250
34	Sally Beauty Supply	1,506

* NOT YET DEMISED – NEGOTIABLE SF

TANASBOURNE TOWN CENTER

11000 NE EVERGREEN PKWY

DEMOGRAPHIC SUMMARY

HILLSBORO, OR

Source: Regis - SitesUSA (2026)

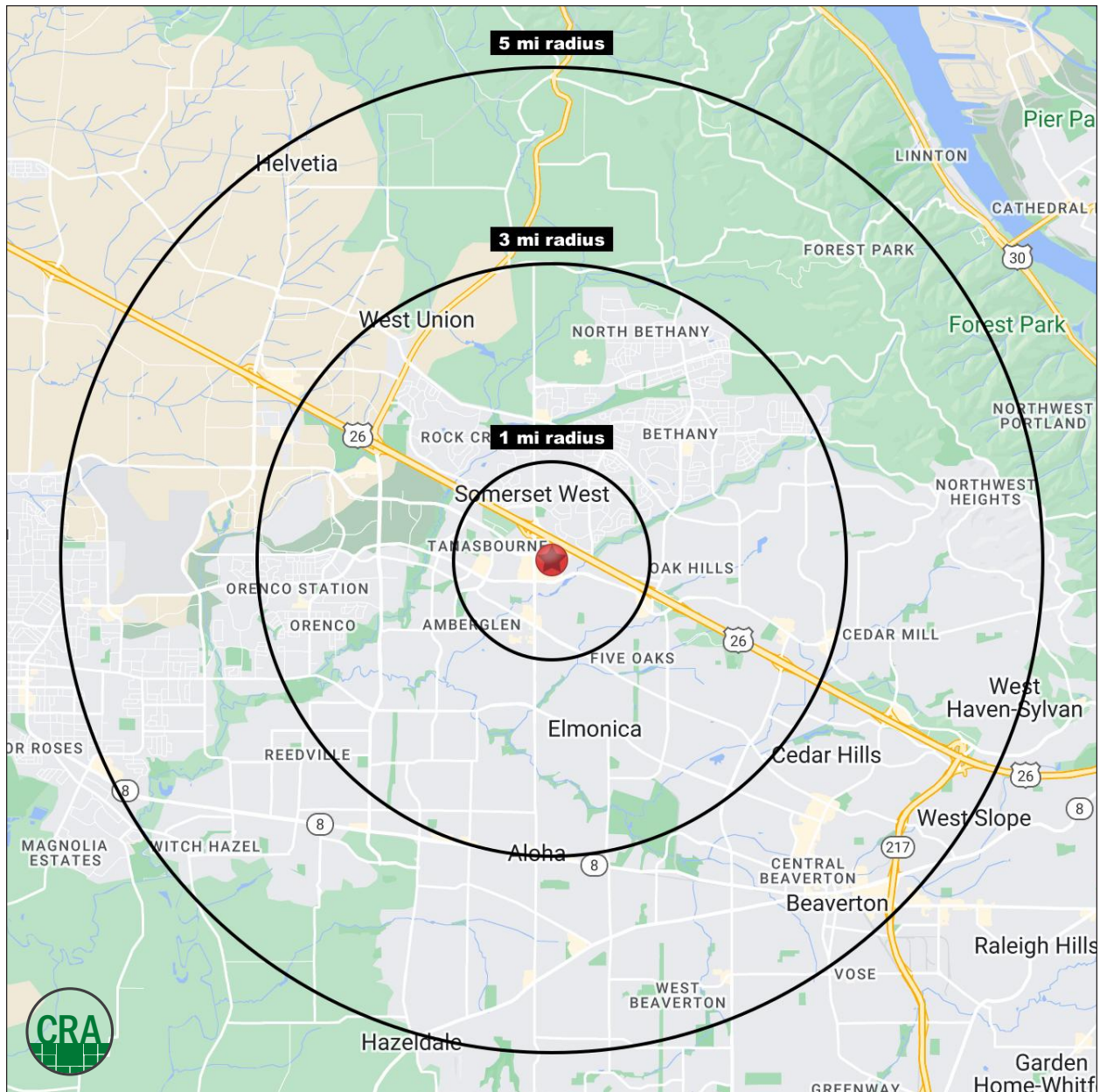
	1 MILE	3 MILE	5 MILE
Estimated Population 2026	20,609	146,681	287,304
Estimated Households	9,055	60,013	115,145
Average HH Income	\$128,776	\$156,878	\$156,735
Median Home Value	\$583,959	\$618,192	\$626,157
Daytime Demographics 16+	15,693	78,138	171,254
Some College or Higher	80%	80.6%	77.5%

\$156,878

Average Household Income
3 MILE RADIUS

36.3

Median Age
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5376/-122.8648

Tanasbourne Town Center Hillsboro, OR 97006	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	20,609	146,681	287,304
2031 Projected Population	19,741	145,385	287,318
2020 Census Population	20,050	146,106	283,158
2010 Census Population	18,902	118,237	241,650
Projected Annual Growth 2026 to 2031	-0.8%	-0.2%	-
Historical Annual Growth 2010 to 2026	0.6%	1.5%	1.2%
2026 Median Age	35.0	36.3	37.0
Households			
2026 Estimated Households	9,055	60,013	115,145
2031 Projected Households	8,751	59,858	116,062
2020 Census Households	8,566	56,684	107,500
2010 Census Households	8,017	45,576	91,555
Projected Annual Growth 2026 to 2031	-0.7%	-	0.2%
Historical Annual Growth 2010 to 2026	0.8%	2.0%	1.6%
Race and Ethnicity			
2026 Estimated White	59.0%	54.9%	58.1%
2026 Estimated Black or African American	4.7%	4.1%	3.9%
2026 Estimated Asian or Pacific Islander	20.9%	24.9%	19.8%
2026 Estimated American Indian or Native Alaskan	0.8%	0.6%	0.8%
2026 Estimated Other Races	14.7%	15.4%	17.4%
2026 Estimated Hispanic	15.4%	15.8%	18.0%
Income			
2026 Estimated Average Household Income	\$128,776	\$156,878	\$156,735
2026 Estimated Median Household Income	\$109,775	\$127,310	\$127,479
2026 Estimated Per Capita Income	\$56,591	\$64,225	\$62,893
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	1.2%	2.3%	3.6%
2026 Estimated Some High School (Grade Level 9 to 11)	2.3%	2.3%	2.8%
2026 Estimated High School Graduate	16.5%	14.8%	16.0%
2026 Estimated Some College	20.9%	18.2%	17.8%
2026 Estimated Associates Degree Only	8.4%	8.4%	8.5%
2026 Estimated Bachelors Degree Only	27.2%	29.4%	29.0%
2026 Estimated Graduate Degree	23.6%	24.6%	22.2%
Business			
2026 Estimated Total Businesses	1,147	5,245	11,837
2026 Estimated Total Employees	10,951	42,506	96,592
2026 Estimated Employee Population per Business	9.5	8.1	8.2
2026 Estimated Residential Population per Business	18.0	28.0	24.3

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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